

**CLERK'S SUMMARY AND OFFICIAL MINUTES  
NARANJA LAKES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MARCH 20, 2006**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center, Room 203, 10710 S.W. 211 Street, Miami, Florida at 7:00 p.m., March 20, 2006, there being present upon roll call Mr. Rene Infante, Mr. Daniel Lipe, Mr. Stuart Archer and Mr. Kenneth Forbes, (Chairperson Nina Betancourt and Mr. Parsuram Ramkissooon were late); Assistant County Manager Tony Crapp, Assistant County Attorney Glenn Saks, Mr. Jurgen Teintze, Tax Increment Financing (TIF) Coordinator, Office of Strategic Business Management; Mr. Alberto Gonzalez, Budget Analyst/CRA Coordinator, Office of Strategic Business Management; and Deputy Clerk Jill Thornton.

**I. Call to Order**

Mr. Forbes called the CRA Board meeting to order at 7:19 p.m.

**II. Roll Call**

Upon roll call, and a quorum being present, the Board proceeded to consider tonight's agenda.

**III. Approval of the Minutes**

It was moved by Mr. Archer that the minutes of the February 13, 2006 meeting be approved. This motion was seconded by Mr. Lipe, and upon being put to a vote, passed unanimously by those members present.

**IV. Approval of Agenda**

It was moved by Mr. Lipe that the agenda for tonight's meeting (3/20) be approved. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

**Open Forum for Public Comments**

Mr. Forbes opened the floor for public comments.

Mr. Dennis Whitaker, Secretary, Sea Pines Homeowners Association, appeared before the CRA Board and presented a map depicting the ratio of homeowners versus renters within the Sea Pines Community. He described the map, noting the areas shaded pink represented homes occupied by owners; the yellow represented homes under new construction; the yellow with black slashes represented homes damaged from previous hurricanes; and white represented rental properties. Mr. Whitaker also presented a draft of Sea Pines Homeowners Association's FY 2005 budget, which he noted reflected a \$10,000 deficit. He stated the Association members' primary concern was to obtain funds to repair damaged roadways and to clean the drainage system in Sea Pines, and they would appreciate any support from the CRA.

In response to Mr. Lipe's inquiry regarding the percentage of owner occupied homes, Mr. Whitaker noted approximately 42% of homes in the Sea Pines Community were owner occupied and that amount was increasing with new construction. He further noted areas on the map shaded in pink with yellow highlights represented newly constructed buildings that would be primarily owner occupied.

In response to Mr. Lipe's inquiry regarding the balance of the Sea Pines Homeowners Association's budget last year, Mr. Johnson, President, Sea Pines Homeowners Association, noted an \$870 deficit existed in last year's budget but the Association was able to cover most of the expenses. He noted the major reason was uncollected maintenance fees on homes in arrears and most of those homes were investor owned.

Mr. Whitaker indicated the Homeowner's Association had initiated legal proceedings for foreclosing or placing liens on homes in arrears for unpaid maintenance fees. He noted many homeowners had entered into settlement agreements or payment plans to pay the fees.

Mr. Johnson noted OCED funds were once designated to repair owner occupied homes damaged by storms, but many of the homes under repair were investment homes, and that some of investors had attempted to access this funding by using fictitious.

Responding to questions by Assistant County Manager Tony Crapp regarding the funding amount granted by OCED, the number of units within the Sea Pines community and the estimated cost to repair drainage, Mr. Johnson noted the OCED funding was \$263, 000 and the total number of units in Sea Pines was 273. He further noted the Homeowners Association attempted to access those funds for the benefit of the whole community, but OCED denied that request.

Mr. John Ritsema, Project Coordinator, indicated that the contractor could probably clean the drains for \$400 each, provided he was given a sufficient amount of work.

Mr. Forbes expressed concern with Sea Pines inability to access OCED funding that was eventually recaptured. He questioned the options available to the CRA to qualify using public dollars that would benefit the CRA and suggested the CRA consider entering into public/private partnerships.

In response to a question by Assistant County Manager Crapp regarding whether OCED funds were designated for HOME funds or a Community Development Block Grant (CDBG), Mr. Johnson noted the funds were designated as HOME funds with specific criteria attached and would take three years for the Sea Pines Community to re-establish them.

Following further discussion regarding this matter, Mr. Infante noted it was his understanding at the last CRA meeting, that staff was directed to identify a funding proposal with criteria to be made available to all neighborhoods within the CRA District and to submit their findings and recommendations for the Agency's consideration.

Mr. Forbes stated the CRA members should be prudent when using public dollars and they should know why the Sea Pines Community could not access public dollars. He stated he would like to review OCED's background information on the Sea Pines Community before tailoring a funding program.

Assistant County Manager Crapp noted a big difference existed between OCED public dollars and CRA public dollars, primarily that OCED dollars were restricted and CRA dollars were not restricted.

Chairperson Betancourt noted the Board needed to understand what the impact would be on the CRA regarding assistance to Sea Pines. She also questioned whether criminal background checks were required for tenants renting Section 8 housing units who may be less concerned regarding the maintenance and upkeep of the units.

Mr. Whitaker responded, noting the Association had initiated an application approval process requiring that criminal background checks be conducted on all new tenants.

Mr. Johnson pointed out that often the homeowners association failed to update their records because the deeds were not recorded or the names were not changed on the tax rolls, which created further problems.

Mr. Forbes suggested staff be directed to determine the type of assistance the Sea Pines Community was seeking from the CRA and to submit their recommendations for the CRA's review.

Chairperson Betancourt pointed out that at last month's CRA meeting, it was decided that the CRA supported an open-ended application process, structured with criteria for health and safety issues to be made available to other communities within the CRA district.

Mr. Archer pointed out that the Sea Pines Community drainage system was not connected to the main system on SW 280th Street, and suggested staff explore the possibility of connecting the two systems.

Mr. Ritsema noted he prepared a memorandum outlining the issues involving drainage systems and private versus public roadways, and that in this memorandum he indicated he felt it was not practical for contractors to improve private roads to the County's standards and then turn them over to the County. He also noted D.H. Horton Builders had built private roads with inverted crowns for drainage that worked well; however, these roadways must be maintained by the homeowners.

Mr. Forbes stated the CRA would need to enter into an agreement with the Sea Pines Community for future maintenance.

Mr. Ritsema suggested funding be identified to improve existing drains to standard working condition. Concerning Mr. Archer's suggestion that staff explore the possibility of connecting the Sea Pines Community drainage systems to the main drainage system, Mr. Ritsema pointed out that no mechanism existed to convey water from a subdivision to an arterial road.

Hearing no objection, the CRA Board received the report of Mr. John Ritsema and asked staff to bring back for the CRA's consideration at its next meeting, recommendations for a structured program with criteria to disburse funds to any community within the CRA district that had critical health and safety issues.

Mr. Forbes asked staff to obtain from OCED's Management section, a copy of the report regarding the funds allocated to Sea Pines Community.

Assistant County Manager Crapp stated he would research whether a contract ever existed between OCED and the Sea Pines Home Owners Association and he would provide the requested report.

## **V. New Business**

### **FRA Conference**

Mr. Frank Rollason, Executive Director of the City of Miami South East Overtown Park West and Omni CRAs, appeared before the Board and noted the City of Miami would host the Florida Redevelopment Association (FRA) convention in October, 2006. He noted that since this year's conference would be held in South Florida, he felt it would be a good opportunity to allow neighboring CRA's to participate in the process. He stated he would like to extend a hand for the other CRA's to participate at whatever levels they deemed appropriate and that he thought the NLCRA would have something to contribute. He suggested the NLCRA Board designate a member as liaison to the City of Miami CRA to participate in the planning of this conference.

Assistant County Manager Tony Crapp inquired whether a local host committee had been established.

Mr. Rollason noted a meeting was scheduled in April with FRA to discuss the coordination of this conference. He noted they were looking to expand the conference by inviting family members of the attending delegates to participate in events that showcase other areas of Dade County.

Chairperson Betancourt suggested the NLCRA could provide the host committee with prepared packages containing brochures used for attracting perspective movers to South Florida.

Mr. Infante thanked Mr. Rollason for the invitation and volunteered to serve as the liaison representing NLCRA to participate in the planning of the FRA convention.

### **Update on Mandarin Lakes**

Mr. Paul Herman, Development Project Manager, D.R. Horton Builders, provided an update on the sales of Mandarin Lakes Homes. He noted that as of today's date, 70 fifty-foot single family homes, 133 town homes and 89 forty-foot single family homes were sold. Of those sold, he noted 7 fifty-foot single family homes, 34 town homes and 25 forty-foot single family homes had closed. He further noted permits had been approved for 417 units, which was approximately half of the first phase. He also noted that approximately 400 permits were still being processed through Miami-Dade County's Building Department.

Mr. Archer noted he received comments from several realtors who were impressed with the work of D.R. Horton Builders.

Mr. Forbes noted the open house "Street Fair" presented by D.R. Horton received tremendous reviews from the community who were pleased with the area.

### **Update on Infrastructure Project / Legal Issues**

Mr. John Ritsema, Project Coordinator, provided an update on the infrastructure project. He noted FPL had installed most of the street lighting on SW 140 Avenue and that Public Works Department provided the crosswalk for Chapman Elementary School. He also noted another layer of asphalt needed to be laid before installing the curbs near the school.

### **Legal Report**

Assistant County Attorney Glenn Saks advised that the County had agreed to allow the developer to post a letter of credit in lieu of posting the performance bond for the next change order, and that the cure period would be extended for one week to allow this to take place. He noted the letter of credit would serve to extend the cure period but would not cure the contract breach.

Mr. Forbes requested clarification regarding the bond requirements and whether the developer was seeking to amend the redevelopment agreement to provide a letter of credit in lieu of the bond.

Assistant County Attorney Saks noted this was an attempt by the County to accommodate the developer to move the project forward. He noted the statutes allowed for a letter of credit as an alternative, but the County had not agreed to amend the original agreement.

In response to Mr. Archer's inquiry regarding the CRA's Legal Counsel's ability to prevent similar situations in the future, Assistant County Attorney Saks noted this situation involved change order No. 3, but the developer verbally agreed to provide the performance bond in the future.

Assistant County Manager Tony Crapp explained that it was made clear to the developer that the County would not wait until the work under change order No. 3 was completed; that once the temporary solution was in place, the County would pursue the acquisition of the bond for the balance of the work. He noted if the developer was unable to obtain a bond, then the County would seek another contract, and noted the County and the CRA wished to abide strictly by this tri-party agreement.

### **Security Updates**

Mr. Teintze noted a meeting was scheduled with Major Ramirez and himself to address purchase options for a security package, but that meeting did not occur. He introduced Sergeant Ozzie Hernandez, whom he noted would present tonight's update report on security within the CRA district.

Sergeant Ozzie Hernandez, Miami Dade Police Department, Cutler Ridge District, apologized for Major Ramirez' absence from tonight's meeting (3/20) and noted the Major assured him that he would attend the next CRA meeting. Sergeant Hernandez stated he was assigned as the new Sergeant to the Community Response Team, an enforcement team that performs quality of life and criminal details in the Cutler Ridge District. He stated he had worked in the CRA District from 1985 to 1993, and was very familiar with the area. He noted his squad was currently serving two communities—Hartford Place and Country Star, but they could assist the CRA District and provide recommendations for improving the area.

Sergeant Hernandez noted Major Ramirez realized he needed to develop a Task Force to address the robberies, and his first goal was to reduce the crime rate in the Cutler Ridge District. He noted Captain Thomas P. Hanlon and Lieutenant Raul Martinez were assigned to lead the Robbery Task force that was successful so far, and most of the robberies had occurred in the area of SW 288 Street to 268 Street and 147 Avenue. He noted a lot of resources were needed for doubling manpower and developing strategies to reduce these robberies. He stated as of today, most robberies were occurring at the north end of the Cutler Ridge District, outside the CRA boundaries, which would allow for police assistance to enforce “quality of life” in the CRA District and improve the area.

In response to Mr. Archer’s comments regarding repeated offenders and the outcomes of the court system, Sergeant Hernandez noted a significant arrest was made involving two defendants who were subsequently identified in 15 different armed robberies within the CRA District. He noted other robberies were committed by different individuals. He further noted the penalty imposed for most armed robberies involved minimum mandatory sentences.

Mr. Archer questioned whether the police department was working with juvenile sport programs and with the School Board to gather intelligence.

Sergeant Hernandez noted the Police Department had various units that supervised sport programs but his unit strictly worked enforcement details and reconditioning of neighborhoods. He further noted the School Board had its own enforcement department but Miami-Dade Police provided assistance to the School Board for controlling truancy.

### **CRA Grants Program**

Mr. Teintze noted a report was e-mailed earlier this week to the CRA members regarding various CRA’s and their programs. He suggested the Board provide feedback on developing a proposal to provide assistance to the Sea Pines Community and to develop a program with criteria for other communities to participate in.

Mr. Albert Gonzalez, Budget Analyst/CRA Coordinator, summarized the report. He noted that after researching various CRA’s within South Florida, he found that each had different programs customized to the particular needs of their area, noting for example that Hollywood Beach had a property improvement program opened to both residential and commercial. He stated that he was hopeful to receive feedback from the Board as to which one of these programs might conform to the needs of NLCRA.

Mr. Archer stated he would like clarification from staff as to what limits the CRA had before making any decisions or recommendations.

Assistant County Manager Crapp noted that within the context of a CRA, a program could be offered for public healthcare and safety to address emergency issues very quickly and then could offer a long term program to address residential and commercial improvements.

Chairperson Betancourt stated that during discussion of last month’s meeting, the CRA Board wanted to ensure that an organization had a legal entity before entering into a contract agreement. She noted the CRA’s original plan dealt with economic development in an effort to enhance the

transit concepts and encourage retrofitting of existing commercial businesses to channel their redevelopment.

Mr. Archer stated it might be profitable for the CRA to invest in the improvement of surrounding communities because the CRA could recover the investment quickly through increased tax increment revenues as the result of an increased tax base.

Mr. Forbes noted his interest in reviewing programs implemented by CRA's in Kissimmee and Port Charlotte, used to improve their communities. He noted the CRA needed to determine any public benefits derived from providing assistance with public dollars.

Mr. Ramkissoon stated that with increased revenues, it was time for the CRA Board to re-considering hiring an Executive Director to deal with these issues.

Chairperson Betancourt noted the Executive Director position was discussed at the CRA's budget meeting and that discussion was tabled to possibly be reconsidered in the coming year. She suggested the Board might consider improving a community that was 65% investor owned since investors are not entitled to a homestead exemption, and this would allow larger tax increment revenues to the CRA. She asked if the CRA Board provided assistance to benefit a specific community, could the accrued TIF generated from that investment be separated out from the general fund and be used to supplement affordable housing within that community.

Mr. Forbes suggested there be trade-offs for a community to provide affordable or workforce housing available if assistance was received from the CRA.

Mr. Infante suggested the CRA endorse the Commission's proposal for a mandatory affordable housing percentage.

Assistant County Manager Crapp noted a lot was available for the CRA. With regards to TIF revenues, he noted that taking a portion of it to further enhance the ability of renters to become homeowners in the CRA was entirely possible.

## **VI. Old Business**

Mr. Ramkissoon asked if funds existed to hire an executive Director.

Chairperson Betancourt noted the CRA would begin its discussions soon to develop next year's budget. She noted the current budget included funds of \$45,000 for a residential program and \$60,000 for a Commercial Improvement Program to be used by October and she was not interested in reallocating that money to hire an Executive Director at this time.

Mr. Archer expressed appreciation to Mr. John Ritsema, ACM Tony Crapp and Mr. Teintze for their efforts in resolving the Sea Pines Community issue. He also expressed appreciation to Assistant County Attorney Glenn Saks and Steve Zelkowitz, Legal Counsel for the CRA, for finding a solution to the developer's performance bond issue.

## **VII. Setting of next Meeting Date**

Chairperson Betancourt announced that the next NLCRA meeting would be held on April 17, 2006.

Mr. Archer advised he would not be present at that meeting (04/17) due to a prior commitment.

### **VIII. Adjournment**

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 9:19 p.m.

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Chairperson Nina Betancourt  
Naranja Lakes Community Redevelopment Agency